



## Englewood Cliffs Sold Report

### 1.1.2008 through 12.31.2008 – 49 homes sold in 2008

	Asking	Sold for	%	Dom
Average	\$1,687,606	\$1,429,520	-15%	162
Median	\$1,370,000	\$1,190,000	-14%	109

	Address	Style	BR	FB	HB	Asking	Sold for	%	Sold on	dom	Listing office	Selling office
15	6TH	ST COL	2	1	0	588000	390000	-34%	12/30/2008	292	FRIEDBERG	FRIEDBERG
14	BAYVIEW	AVE COL	3	1	0	664900	600000	-10%	10/3/2008	152	CLASSIC REALTY	RE/MAX
42	IRVING	AVE S/L	4	2	0	768000	605000	-21%	7/2/2008	147	COLDWELL BANKER	NOVAS REALTY, LLC
36	MARJORIE	TER RANCH	3	2	0	749000	625000	-17%	11/30/08	74	VOLPE & VOLPE	VOLPE & VOLPE
520	FLOYD	ST S/L	3	1	1	899000	720000	-20%	3/11/08	157	RE/MAX	CENTURY 21
2	LEIGHTON	ST S/L	3	2	0	769000	725000	-6%	6/23/2008	190	COLDWELL BANKER	DTP REALTY
73	DILLINGHAM	PL S/L	3	3	0	768000	750000	-2%	12/23/2008	112	FRIEDBERG	FRIEDBERG
18	SKYLINE	DR RANCH	3	2	1	1089000	775000	-29%	3/20/08	212	CLASSIC REALTY	CLASSIC REALTY
153	CHARLOTTE	PL S/L	5	2	1	890000	787500	-12%	9/10/2008	133	PROMINENT PROPERTIES SOTHEBY'S	NOVAS REALTY, LLC
55	ELM	ST B/L	4	3	0	1025000	799000	-22%	3/28/08	660	COLDWELL BANKER	COLDWELL BANKER
41	HUDSON	TER C/C	3	3	1	899000	850000	-5%	2/5/08	79	EXCLUSIVE REALTY INC.	WEICHERT REALTORS
10	SKYLINE	DR S/L	4	3	1	950000	850000	-11%	7/22/2008	59	FRIEDBERG	MONARCH REALTY CORP.
65	ROCK	RD RANCH	3	2	1	899000	860000	-4%	12/24/2008	109	PLAWKER REAL ESTATE, INC.	PROMINENT PROPERTIES SOTHEBY'S
24	VAN NOSTRAND	AVE S/L	3	3	0	1200000	900000	-25%	9/24/2008	38	SUNNY VISTA	SUNNY VISTA
260	WESTERVELT	PL S/L	4	3	0	988000	940000	-5%	5/15/2008	14	FRIEDBERG	FRIEDBERG
34	LORETTA	CT RANCH	3	2	1	1058000	975000	-8%	7/25/2008	49	FRIEDBERG	THE CHEN AGENCY
62	OAKWOOD	LN RANCH	4	2	1	1169000	980000	-16%	6/4/2008	220	WEICHERT REALTORS	WEICHERT REALTORS
127	CHESTNUT	ST S/L	4	3	0	1378000	988000	-28%	12/16/2008	76	FRIEDBERG	FRIEDBERG
183	WOOD	RD RANCH	3	2	1	1099000	999000	-9%	2/25/08	81	FRIEDBERG PROPERTIES	MASUKO REALTY
356	CASTLE	DR RANCH	4	3	0	1400000	999000	-29%	5/21/2008	274	FRIEDBERG	RE/MAX
489 E	PALISADE	AVE COL	4	3	1	1198000	999000	-17%	8/8/2008	57	COLDWELL BANKER	COLDWELL BANKER
2	SAMFORD	DR B/L	3	2	1	1249000	999999	-20%	1/18/08	51	PLAWKER	RE/MAX
364	MAURO	RD RANCH	5	3	0	1295000	1025000	-21%	3/28/08	83	RE/MAX	RE/MAX
21	VIRGINIA	CT S/L	4	3	0	1250000	1100000	-12%	12/15/2008	19	FRIEDBERG	ANNA'S SIGNATURE
42	ANDERSON	AVE COL	6	3	1	1370000	1190000	-13%	4/16/2008	160	EXCLUSIVE REALTY INC.	REALTY INTERNATIONAL INC.
231	LYNCREST	RD S/L	4	3	1	1290000	1200000	-7%	1/18/08	28	OPEN LISTING-SOLD	COLDWELL BANKER
289	ALFRED	ST RANCH	4	3	1	1349900	1250000	-7%	9/5/2008	104	COLDWELL BANKER	COLDWELL BANKER
42	VAN NOSTRAND	AVE COL	4	4	1	1550000	1350000	-13%	7/8/2008	97	COLDWELL BANKER	WEICHERT REALTORS

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	Address		Style	BR	FB	HB	Asking	Sold for	%	Sold on	dom	Listing office	Selling office
56	IRVING	AVE	COL	4	4	1	1680000	1420000	-15%	4/3/2008	250	COLDWELL BANKER	COLDWELL BANKER
289	CENTER	ST	COL	5	4	1	1660000	1425000	-14%	8/1/2008	39	CONTINENTAL	WEICHERT REALTORS
130	VAN NOSTRAND	AVE	CONTP	5	4	0	1849000	1475000	-20%	11/13/08	251	PAYLESS REALTY	CHEN AGENCY
15	CLIFTON	TER	COL	5	3	1	1659000	1500000	-10%	4/2/2008	197	PROMINENT PROPERTIES SOTHEBY'S	REALTYLINE
276	MARIETTA	ST	COL	5	4	0	1598000	1500000	-6%	2/26/08	16	THE CHEN AGENCY	REALTY 7, LLC
502	FLOYD	ST	COL	6	5	0	1515000	1515000	0%	10/30/2008	1	RE/MAX	RE/MAX
61	TONI	DR	COL	5	4	1	1650000	1550000	-6%	7/8/2008	3	COLDWELL BANKER	NOVAS REALTY, LLC
441	SUMMIT	ST	COL	6	5	1	2199000	1850000	-16%	12/10/2008	78	CLASSIC REALTY	RIDGECO REALTY
114	ROBERTS	RD	CONTP	6	6	1	3399000	1890000	-44%	8/29/2008	369	PLAWKER	PLAWKER
264	CASTLE	DR	COL	5	5	1	2398000	2060000	-14%	3/17/08	274	COLDWELL BANKER	FRIEDBERG
26	ROBERTS	RD	COL	6	5	1	2700000	2100000	-22%	4/18/2008	101	J. KIM REALTY	FRIEDBERG
9	CAMBRIDGE	PL	CONTP	5	4	1	2599000	2190000	-16%	1/17/08	233	CLASSIC REALTY	PLAWKER
40	CAMBRIDGE	PL	COL	5	6	1	2649000	2230000	-16%	8/1/2008	290	PLAWKER	REALTY 7, LLC
58	ROCK	RD	MANOR	6	5	1	2499000	2250000	-10%	10/10/2008	63	PLAWKER	CENTURY 21
518	FLOYD	ST	COL	6	6	1	2995000	2370000	-21%	9/19/2008	497	RE/MAX	NEW WORLD REALTY
646	FLOYD	ST	MANOR	6	6	1	2595000	2520000	-3%	11/6/08	44	PLAWKER	J KIM REALTY
100	PERSHING	RD	COL	6	6	1	3495000	2750000	-21%	3/14/08	151	RE/MAX	PLAWKER
649	SUMMIT	ST	COL	7	7	1	3158888	2800000	-11%	1/18/08	221	VOLPE & VOLPE	THE CHEN AGENCY
9	LORETTA	CT	COL	6	5	1	2998000	2920000	-3%	4/15/2008	28	COLDWELL BANKER	RE/MAX
540	SUMMIT	ST	MANOR	6	8	1	3495000	3150000	-10%	4/18/2008	306	FRIEDBERG	J. KIM REALTY
8	WILLOW	DR	COL	5	5	1	4100000	3350000	-18%	7/1/2008	815	CENTURY 21	CLASSIC REALTY
	<b>Average</b>						<b>\$1,687,606</b>	<b>\$1,429,520</b>	<b>-15%</b>		<b>162</b>		
	<b>Median</b>						<b>\$1,370,000</b>	<b>\$1,190,000</b>	<b>-14%</b>		<b>109</b>		